

A photograph of a long, single-story commercial building with a grey metal roof and brick pillars. Several cars are parked in the lot in front of the building. A large white text box is overlaid on the bottom left of the image.

Available For Lease

Bloomington Business Center

9341 Penn Avenue South | Bloomington, MN 55431

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Bloomington Business Center

Address

9341 Penn Ave South
Bloomington, MN 55431

Building Size

53,533 SF

Available

Suite 2220 • 3,350 SF total

- 150 SF Office
- 3,200 SF Warehouse
- One (1) Dock Door

Net Rental Rate

Negotiable

Est 2026 CAM & RE Taxes

CAM: \$1.59 PSF
TAX: \$2.83 PSF
Total: \$4.42 PSF

Clear Height

15'

Year Built

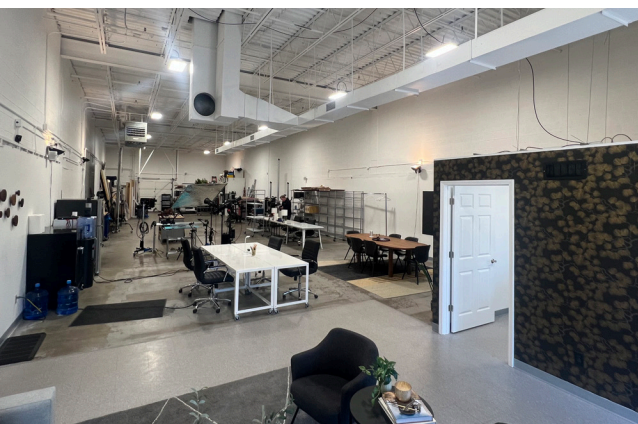
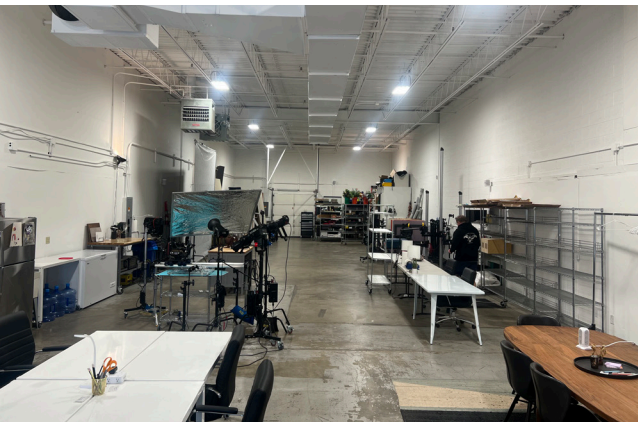
1968, Updated 2021

Zoning

I-2

Traffic Counts

3,585 vpd - W 94th St
6,965 vpd - Penn Ave S



Property Highlights

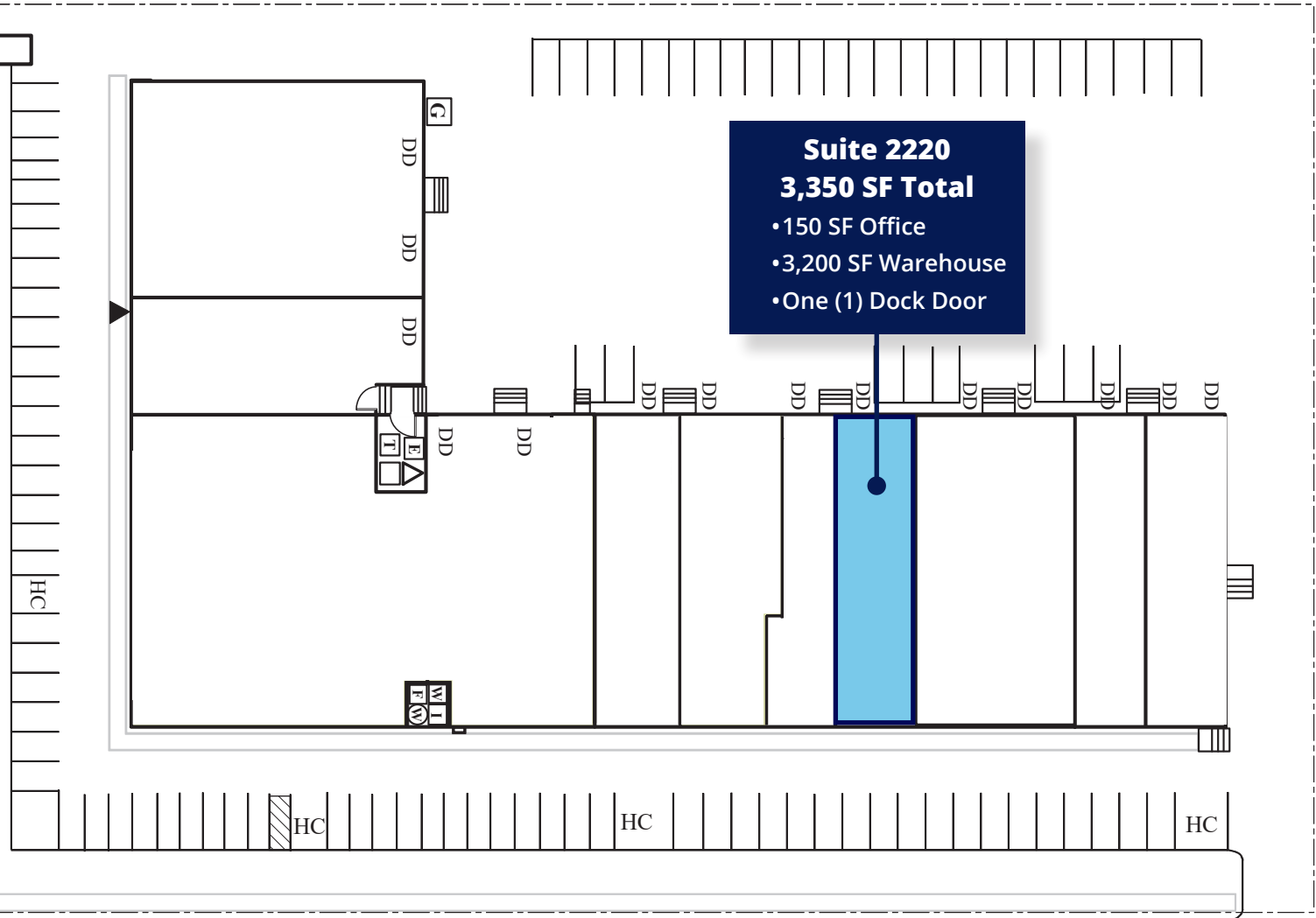
- Multi-tenant office/warehouse building
- Excellent presence along Penn Avenue
- Great access to I-35W
- Close proximity to retail amenities and restaurants

Building Plan

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Penn Avenue South

Monument Sign



Suite 2220
3,350 SF Total
• 150 SF Office
• 3,200 SF Warehouse
• One (1) Dock Door

West 94th Street

Floor Plan

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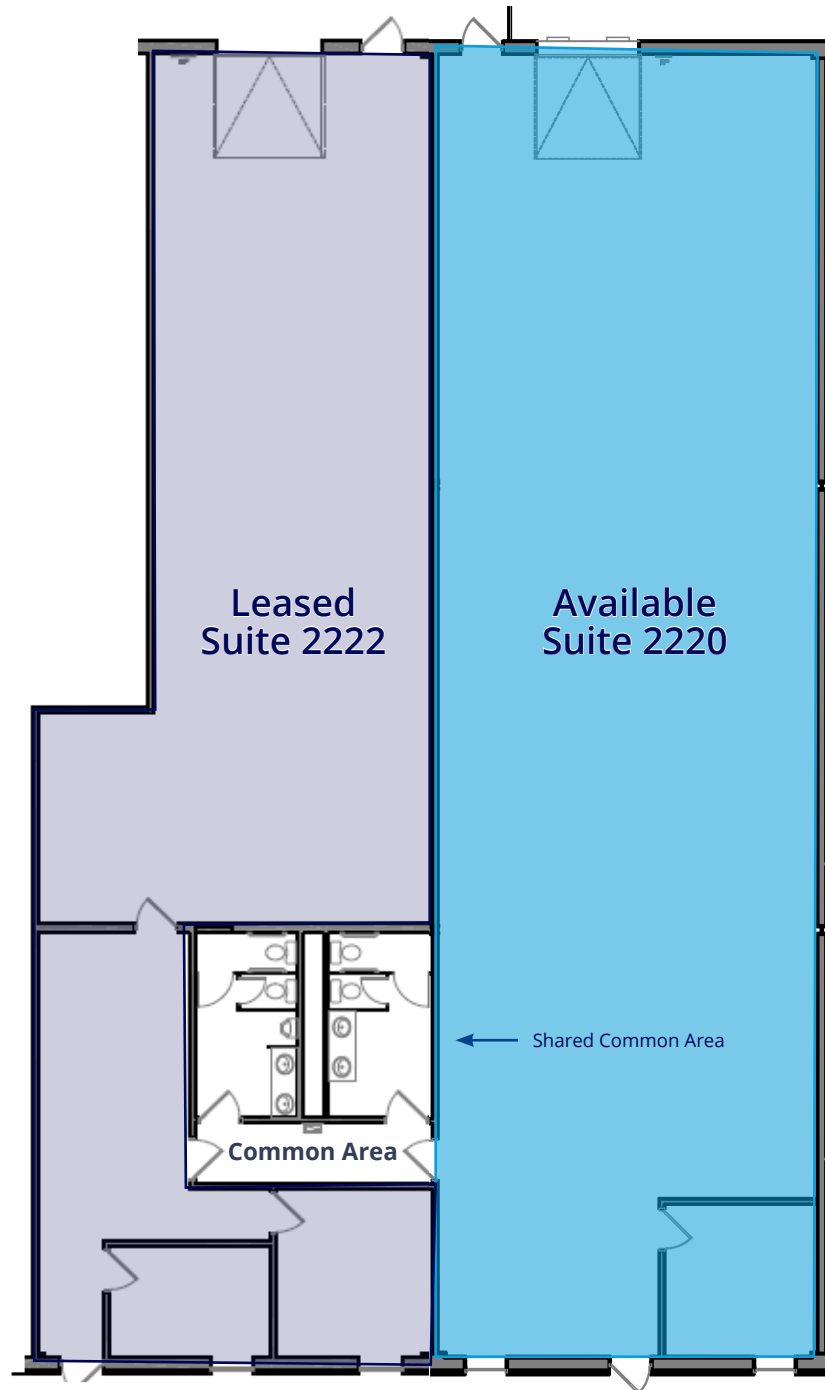


Suite 2220 • 3,350 SF Total

- 150 SF Office
- 3,200 SF Warehouse
- One (1) Dock Door



Suite 2222 • Occupied



Colliers

Accelerating success.

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Site

CVS

90th Street

Valley View
Bloomington
Aquatic

13,517 vpd

92nd Street

Lyndale Avenue

94th Street

35W

97,035 vpd

12,880 vpd



US bank

Wendy's

Starbucks

Wells Fargo

Batteries + Bulbs

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

26,809 vpd

26,579 vpd

W98th St

96,763 vpd



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